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|---|--|---|--|---|------|
| APPRAISAL OF FAIR ANNUAL PARKING RATE PER SPACE FOR STANDARD LEVEL USER CHARGE <i>(See public reporting burden statement on reverse)</i> | | | | OMB No.: 3090-0043 Expires: 01/31/2005 | |
| This form is used to estimate the fair annual rental rate for GSA controlled parking spaces. This rate is the basis for the Standard Level User Charge. | | | | BUILDING KEY | |
| | | | | COUNTY/CITY CODE | |
| 1. NAME AND ADDRESS OF PROPERTY | | 2. APPRAISAL AS OF <i>(Date)</i> | | CONCLUSIONS FROM BLOCKS 9(4) AND 10(4) | |
| | | 3. INSIDE RATE <i>(amount per year)</i> | | 4. OUTSIDE RATE <i>(amount per year)</i> | |
| | | VALUATION BY: <input type="checkbox"/> MARKET <input type="checkbox"/> COST | | | |
| 5. DESCRIPTION OF CITY, GENERAL AREA, AND NEIGHBORHOOD | | | | | |
| 6. DESCRIPTION OF SUBJECT PROPERTY | | | | | |
| 7. DESCRIPTION OF SUBJECT PARKING SPACE | | | | | |
| 8. PARKING METHOD <i>(Check as appropriate)</i> | | | | | |
| <input type="checkbox"/> SELF-PARK | | <input type="checkbox"/> STACK | | | |
| <input type="checkbox"/> ATTENDANT | | <input type="checkbox"/> OTHER <i>(Specify)</i> | | | |
| COMPARATIVE RENTAL ANALYSIS: The estimated rates are predicated on competitive parking rates listed on reverse of this form. Final rates are in dollars per annum per parking space and adjusted to include same services and utilities; and for comparative location, quality, etc., as related to subject. | | | | | |
| ASSUMPTIONS AND LIMITING CONDITIONS. The appraiser assumes competent ownership and efficient management. The appraiser believes, but does not guarantee, that all data upon which conclusions are based are reliable. If new construction and/or alterations are to be made, it is assumed that the work will be completed in substantial conformance to the descriptions on file in the appraisal files. The estimated rental rate is based on tenancy terms, vacancy rates, and credit strength typical for the subject type property unless specifically stated otherwise. | | | | | |
| CERTIFICATION: I certify: That the estimated rate(s) are true and correct to the best of my knowledge and belief; that I have no undisclosed interest, present or contemplated, in subject property or in any of the principals involved; that my employment and/or compensation is in no way contingent upon the rate(s) stated; that I personally inspected the property; that no important facts have been intentionally withheld or overlooked; and that this appraisal conforms to the standards of practice and code of ethics recognized by the Appraisal Profession. | | | | | |
| SUBMITTED BY | | SIGNATURE OF APPRAISER | | | DATE |
| APPROVED BY | | SIGNATURE | | TITLE | DATE |

9. INSIDE PARKING

| NAME AND ADDRESS OF COMPARABLE (Three required, if available; use subject if applicable) (a) | (+) or (-) ADJUST COMPARABLES TO SUBJECT (\$) | | | | |
|--|---|-----------------|----------------|--|------------------------------------|
| | CURRENT MONTHLY RENT (b) | LOCATION (c) | QUALITY (d) | SERVICES, UTILITIES, ETC. (e) | SUBJECT BY COMPARISON (f) |
| | | | | | |
| | | | | | |
| | | | | | |

(g) Estimated fair rental rate for INSIDE parking per space \$ _____ per month X 12 = \$ _____ per year

10. OUTSIDE PARKING

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|--|--|--|--|--|--|
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| | | | | | |
| | | | | | |

(h) Estimated fair rental rate for OUTSIDE parking per space \$ _____ per month X 12 = \$ _____ per year

11. DISCUSS COMPARABLES AS RELATED TO SUBJECT AND EXPLAIN ABOVE ADJUSTMENTS. IF NO MARKET COMPARABLES ARE AVAILABLE, ESTIMATE THE ANNUAL RATE PER SPACE BASED ON RETURN ON AND OF THE VALUE OF THE PARKING IMPROVEMENTS, A FAIR RETURN ON THE LAND VALUE, AND AN ALLOWANCE FOR OUT-OF-POCKET EXPENSES BORNE BY THE LESSOR. ALLOW 300 SQUARE FEET FOR A PARKING SPACE.

Public reporting burden for this collection of information is estimated to average 60 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0004), Washington, DC 20503

PLEASE DO NOT RETURN YOU COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.